



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**June 24, 2010**

**REQUEST:** Final Subdivision and Development Plan/2730 Wilmarco Avenue

**RECOMMENDATION:** Approval, subject to comments from the Department of General Services

**STAFF:** Ervin McDaniel

**PETITIONER:** Monroe Holding LLC.

**OWNERS:** Same

#### **SITE/GENERAL AREA**

Site Conditions: The property known as 2730 Wilmarco Avenue (Lot 007 of Block 2107A) is zoned M-2-1 and is 9.2 acres in size. The property is improved with a large warehouse/manufacturing building.

General Area: The subject property, 2730 Wilmarco Avenue, is within the industrial portion of the Morrell Park community. South of the subject property is the Crossroads Industrial Park, which is a City sponsored (BDC) industrial park. This area is characterized by industrial land uses (i.e. warehousing, light manufacturing, and others)

#### **HISTORY**

There have been no previous Planning Commission actions regarding this site.

#### **CONFORMITY TO PLANS**

The EARN section of the City of Baltimore Comprehensive Master Plan strongly recommends the redevelopment of underutilized industrial parcels in a manner that can attract modern industrial uses to the City's industrial areas.

#### **ANALYSIS**

The applicant is proposing to subdivide the property known as 2730 Wilmarco Avenue into two lots for dispositional purposes, Lots #7A (5.1 acres) and Lot #7B (4.1 acres). At present, the property is improved with a large warehouse/manufacturing building. The central portion of this building, which is the oldest, will be demolished and in its place will be a surface

parking area. The remaining portion of the building will be renovated and each will be on a separate parcel (Lot 7A and 7B). Also, both new properties will have parking, fencing, and landscaping. The following is staff review of this project:

- Subdivision and Development Plan Requirements: This project complies with the City's rules and regulations relative to land subdivision within Baltimore City. The lots have frontage on a public street and will have separate utilities.
- Architectural Elevations: Elevations are not required because this is a renovation project.
- Sustainability: The renovations to the existing structure will be energy star certified.
- Zoning Code Requirements: The subject site is located within an M-2-1 zoning district. The site will not require any relief from the Board of Municipal and Zoning Appeals.
- Forest Conservation: A Forest Conservation Plan has been submitted and approved by staff.

The Morrell Park Community Association, Morrell Park & Saint Paul's Improvement Association and Wilhelm Park Community Association were notified about the Final Subdivision and Development Plans for 2730 Wilmarco Avenue.

**Thomas J. Stosur**  
**Director**